

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): San Joaquin County

State: CA

PJ's Total HOME Allocation Received: \$23,437,078

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State: <div>92</div>			
<u>Program Progress:</u>							
% of Funds Committed	<div>93.27</div> %	<div>92.79</div> %	<div>37</div>	<div>92.82</div> %	<div>51</div>	<div>50</div>	
% of Funds Disbursed	<div>77.70</div> %	<div>81.26</div> %	<div>54</div>	<div>82.38</div> %	<div>18</div>	<div>23</div>	
Leveraging Ratio for Rental Activities	<div>5.06</div>	<div>5.53</div>	<div>1</div>	<div>4.55</div>	<div>100</div>	<div>100</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>71.74</div> %	<div>73.66</div> %	<div>53</div>	<div>80.69</div> %	<div>19</div>	<div>18</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>42.34</div> %	<div>60.31</div> %	<div>62</div>	<div>67.01</div> %	<div>12</div>	<div>15</div>	
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	<div>84.48</div> %	<div>77.64</div> %	<div>41</div>	<div>79.23</div> %	<div>57</div>	<div>53</div>	
% of 0-30% AMI Renters to All Renters***	<div>37.93</div> %	<div>41.54</div> %	<div>51</div>	<div>44.47</div> %	<div>36</div>	<div>35</div>	
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	<div>91.38</div> %	<div>91.23</div> %	<div>68</div>	<div>93.93</div> %	<div>24</div>	<div>21</div>	
<u>Overall Ranking:</u>				In State:	<div>51</div> / <div>92</div>	Nationally:	<div>25</div> <div>27</div>
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	<div>\$56,911</div>	<div>\$31,525</div>		<div>\$24,984</div>	<div>58</div> Units	<div>12.50</div> %	
Homebuyer Unit	<div>\$31,452</div>	<div>\$19,017</div>		<div>\$14,192</div>	<div>329</div> Units	<div>71.10</div> %	
Homeowner-Rehab Unit	<div>\$66,842</div>	<div>\$26,126</div>		<div>\$20,036</div>	<div>76</div> Units	<div>16.40</div> %	
TBRA Unit	<div>\$0</div>	<div>\$2,779</div>		<div>\$3,164</div>	<div>0</div> Units	<div>0.00</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Joaquin County CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$71,172	\$124,413	\$67,518
State:*	\$117,655	\$105,717	\$26,671
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.09

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	47.2	22.3	39.5	0.0
Black/African American:	7.5	5.5	11.8	0.0
Asian:	0.0	1.5	1.3	0.0
American Indian/Alaska Native:	0.0	0.9	2.6	0.0
Native Hawaiian/Pacific Islander:	0.0	0.3	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.3	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.8	5.3	0.0
Asian/Pacific Islander:	1.9	7.0	5.3	0.0

ETHNICITY:

Hispanic	43.4	60.4	34.2	0.0
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HOUSEHOLD SIZE:

1 Person:	34.0	7.0	34.2	0.0
2 Persons:	15.1	11.6	21.1	0.0
3 Persons:	13.2	22.6	13.2	0.0
4 Persons:	15.1	22.9	18.4	0.0
5 Persons:	13.2	19.5	5.3	0.0
6 Persons:	7.5	11.6	3.9	0.0
7 Persons:	1.9	3.4	1.3	0.0
8 or more Persons:	0.0	1.5	2.6	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	5.7	14.6	18.4	0.0
Elderly:	30.2	0.3	35.5	0.0
Related/Single Parent:	52.8	16.5	22.4	0.0
Related/Two Parent:	9.4	64.3	19.7	0.0
Other:	1.9	4.3	3.9	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	20.8	0.3 [#]
HOME TBRA:	0.0	
Other:	13.2	
No Assistance:	66.0	

of Section 504 Compliant Units / Completed Units Since 2001 6

* The State average includes all local and the State PJs within that state



** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Joaquin County State: CA Group Rank: 25
 (Percentile)
 State Rank: 51 / 92 PJs Overall Rank: 27
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	71.74	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	42.34	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.48	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	91.38	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	3.07	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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